

**GOVERNMENT OF ANDHRA PRADESH
REVENUE(DM.IV)DEPARTMENT**

ABSTRACT

LOANS & ADVANCES - Advances to government Servants for House Building purpose – Sri S.M. Raju, Office Subordinate, Revenue (DM) Department - House Building Advance for site – Cum Construction – Sanctioned – Orders – Issued.

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Revenue (Disaster Management) Department

G.O. Rt.No. 108

Dated :31-03-2009
Read the following:-

- 1) G.O. (Rt.) No. 463 Fin. (A&L) Dept. 09-02-09.
- 2) Govt. Memo No. 6605/OP.II/09-1, dt 21-03-2009.
- 3) From S.M. Raju, Office Subordinate, Revenue (DM) Department, dated : 07-11-2008.

ORDER:-

Under Article 233-A of APFC-Volume-I, and the rules there under, Government sanction, an advance of Rs. 3,50,000/- (Rupees three lakhs fifty thousand only) to Sri S.M. Raju, Office Subordinate, Revenue (DM) Department towards HBA partly for purchase of site and partly for construction of a new house at Plot No. 108 admeasuring 200 Sq. Yards in Sy.No.245 situated at Ragannaguda (V), Hayathnagar (M), Ranga Reddy District to be registered, under Rule 7 of APHBA Rules.

2. The disbursement of the amount shall be made in three installments:-

- i) The first installment of Rs. 87,500/- (Rupees Eighty seven thousand five hundred only) is released to him for purchase of site. The land must be purchased and the sale deed in respect thereof shall be produced for the inspection of the Head of Department within two months from the date of payment of the amount.
- ii) The Second installment of an amount of 50% i.e. Rs. 1,75,000/- (Rupees One lakh Seventy five thousand only) of the advance shall be payable to the grantee on his mortgaging the site purchased by him along with the house to be built thereon in favour of the Government and on production of approved plan of the House to be constructed and its estimates.
- iii) The third installment of a amount of 87,500/- (Rupees Eighty seven thousand five hundred only) equal to 25% of the advance sanctioned, will be payable after the construction of the building reaches to the roof level, provided the sanctioning authority is satisfied that the development of the area in which the house is complete in respect of all amenities such as water supply, lighting, roads, drainage and sewerage.

3. The grant of advance is subject to the following conditions:-

- i) That the construction of house:-
 - a) Shall be carried out exactly in accordance with the approved plan and specifications on the basis of which the amount of advance has been sanctioned. The plan and specifications must not be departed from without the prior concurrence of the

Government and that the grantee shall certify when applying for release of subsequent installment advance admissible at the prescribed level that construction is being carried out strictly in accordance with the plan and estimates furnished by him to the Government, and that the construction has actually reached to the roof level and that the amount already drawn has actually been used on the construction of house:

- b) Shall be completed within 18 months from the date on which first installment of the advance is paid to the grantee, failing to do so will render the grantee liable to refund the entire amount of advance to him (together with interest thereon) in one lump sum. The date of completion must be reported to Government without delay.
- ii) Immediately on completion of house, the grantee shall mortgage the property and shall insure the house at his own cost for a sum not less than the amount of the advance with interest due thereon and shall keep it, to insured against damage by fire, flood, cyclone or lightning, year after year for a sum not less than the balance amount of loan and interest outstanding, as on the date of insurance till the advance with interest due thereon is fully repaid to the Government and deposit the policy with the Government and:
- iii) The house must be maintained in good, repair at his own cost, and the grantee shall continue to pay all Municipal and local Taxes regularly until the advance has been repaid in full. He shall also kept if free from all encumbrances.
- iv) The Loanee shall submit an utilization certificate and completion Report from the Govt. Dept.(Civil).

4. The individual is due to retire on 28th February, 2017 as such, 96 (Ninety Six months) number of installments are permissible to him. The principal amount should be recovered from the pay of the grantee in equal 80 installments, the first installment @ Rs. 4375/- (Rupees four thousand three hundred seventy five only), commencing from the 01-04-2009. The advances carries interest at the rate of 7 ½ % (simple interest) per annum and will be recovered in (16) monthly installments. The rate of interest has been fixed provisionally and will be subject to revision from time to time, if required. The balance of Advance with interest remaining unpaid on the date of retirement or death should be recovered from the whole and part from gratuity that may be sanctioned to him. It will be open to the grantee to repay the amount in shorter period if he so desire.

5. In case, the grantee does not repay the balance of the advance due to Government on or before the date of retirement, it shall be open to Government to enforce the security of the mortgage at any time thereafter, and recover the balance of the advance due, to together with the interest and cost of recovery by the sale of the house or in such other manner as may be permissible under law. The recovery of the advance shall be affected through the monthly/leave salary, bills of the grantee. If the grantee ceases to be in service for any reason other than the normal retirement/superannuation and if he dies before the repayment of the advance in full, the entire outstanding amount shall become payable to the government forthwith. Failure on the part of the grantee, or their successors with interest to repay the advance for any reasons what so ever will the

entitle the Government to enforce the Mortgage or to take such other action may be permissible under law. The property mortgaged to Government shall be reconvened to the grantee (or their successors with interest as the same may be) after the advance together with interest thereon has been repaid to the Government in full. In case of defaulter, penal interest shall be charged and recovered @ 1 ½ times the normal rate of interest.

6. The insurance policy taken by the grantee in respect of the house shall be forwarded to the Pay and Accounts Officer, Hyderabad for perusal together with a letter addressed to the Insurance Company that the house is insured and the Government are interested in the Policy secured.

7. The individual who is now sanctioned the advance for House Building Purpose, has no house in his name and in the name of their minor children.

8. For all practical purposes procedures recoveries etc the A.P. House Building Advance Rules are applicable in their case.

9. The Revenues (Disaster Management) Department shall draw and disburse the amount to the individual.

10. The amount sanctioned in para one above shall be debited to 7610- Loans to Government servants, M.H. 202 – S.H (05)- house land purchase – for the current financial year 2008-09.

11. This order does not require the concurrence of Finance (A&L) department under the rules and orders on the subject.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

DINESH KUMAR,
Commissioner for Disaster Management
& E.O.Prl. Secy.to Govt.,

To
Sri M.S. Raju, Office Subordinate, Rev. (DM) Dept. A.P., Hyderabad.

Copy to:-

The Account General, A.P., Hyderabad.
The Dy. Pay and Accounts Officer, Secretariat, Hyderabad.
The Revenue (DM.IV) Department.
SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER